

Portland, Maine



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Planning & Urban Development Department

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

April 11, 2014

Will Winkelman
Winkelman Architecture
41 Union Wharf, Suite 4
Portland, Maine 04101

RE: 478 Island Ave - 90-J-001 and 60 Oaklawn Ave – 90-J-002 & 90-J-009, Peaks Island

Dear Mr. Winkleman,

I am in receipt of your request to determine the viability of reconfiguring the existing lot lines on the above properties. It is noted that all property is owned by Timothy and Elizabeth Williams and that there are two separate single family buildings on these lots. All lots are located in the IR-2 Zone. My determination is based upon a signed and stamped survey from Gene Schleh, PLS.

The redefined property lines result in two lots, Beach House at 60 Oaklawn Road, and Top Side at 478 Island Avenue. Both of the new lots are meeting the minimum land area requirements of 20,000 square feet. The proposed division line results in both lots meeting the minimum setback requirements as affected by the new division line. I have determined that the new division line does not create any non-conformity under the Land Use Zoning Ordinance. It is further understood that the 8'x12' shed will be relocated as shown on the Beach House property and meets the dimensional requirements of the IR-2 Zone.

The survey also shows a phase II proposed future garage addition on the Beach House property. I have determined that what is depicted will not violate the IR-2 Land Use Zoning Ordinance. However, this determination is not a final approval to begin construction on this proposed garage. Separate application(s), review(s) and approval(s) will be required prior to any work commenced.

If you have any questions regarding this matter, please feel free to contact me at (207) 874-8695.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator
City of Portland, Maine